171.0	0003	0001.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,257,300 /	1,257,300
					USE VALUE:	1,257,300 /	1,257,300
					ASSESSED:	1,257,300 /	1,257,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERMAINE LAWRENCE SCHOOL
Owner 2:	
Owner 3:	
Street 1:	18 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .312 Sq. Ft. of land mainly classified as Housing, Oth with a Church/Syn. Building built about 1920, having primarily Wood Shingle Exterior and 3854 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	13585.000	678,000		579,300	1,257,300
Total Card	0.312	678,000		579,300	1,257,300
Total Parcel	0.312	678,000		579,300	1,257,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.23 | /Parcel: 326.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

113353

GIS Ref

GIS Ref

Insp Date

05/04/00

!13247!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	959	FV	678,000	0	13,585.	579,300	1,257,300		Year end	12/23/2021
2021	959	FV	678,000	0	13,585.	579,300	1,257,300		Year End Roll	12/10/2020
2020	959	FV	678,300	0	13,585.	579,300	1,257,600	1,257,600	Year End Roll	12/18/2019
2019	959	FV	601,600	0	13,585.	571,000	1,172,600	1,172,600	Year End Roll	1/3/2019
2018	959	FV	601,600	0	13,585.	438,600	1,040,200	1,040,200	Year End Roll	12/20/2017
2017	959	FV	601,600	0	13,585.	413,800	1,015,400	1,015,400	Year End Roll	1/3/2017
2016	906	FV	601,600	0	13,585.	380,700	982,300	982,300	Year End	1/4/2016
2015	906	FV	524,900	0	13,585.	355,800	880,700	880,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:33:07

LAST REV

Date	Time
08/23/19	09:28:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17193-579		8/1/1986		230,000	No	No		G

USER DEFINED

Prior Id # 1:	113353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2017	1366	New Wind	9,800	C				
8/3/2007	655	Foundati	1,000,000					
9/8/2006	757	Demoliti	21,450			G8	GR FY08	
7/10/1995	421		5,400					SDD PORCH/STAIRS
5/25/1995	287		7,500					ADD 2 OFFICES TO B

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2000	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		13585		Sq. Ft.	Site		0	70.	0.61	6									579,290						579,300	

Total AC/HA:	0.31187	Total SF/SM:	13585	Parcel LUC:	959	Housing, Oth	Prime NB Desc	ARLINGTON	Total:	579,290	Spl Credit		Total:	579,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	20
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05947065
Const Adj.:	0.94089603
Adj $ / SQ:	124.606
Other Features:	29323
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1043087
Depreciation:	365080
Depreciated Total:	678006

COMMENTS

CENTRAL AC 1 CLASSROOM. KATHERINE MERCK TREATMENT CENTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB 1

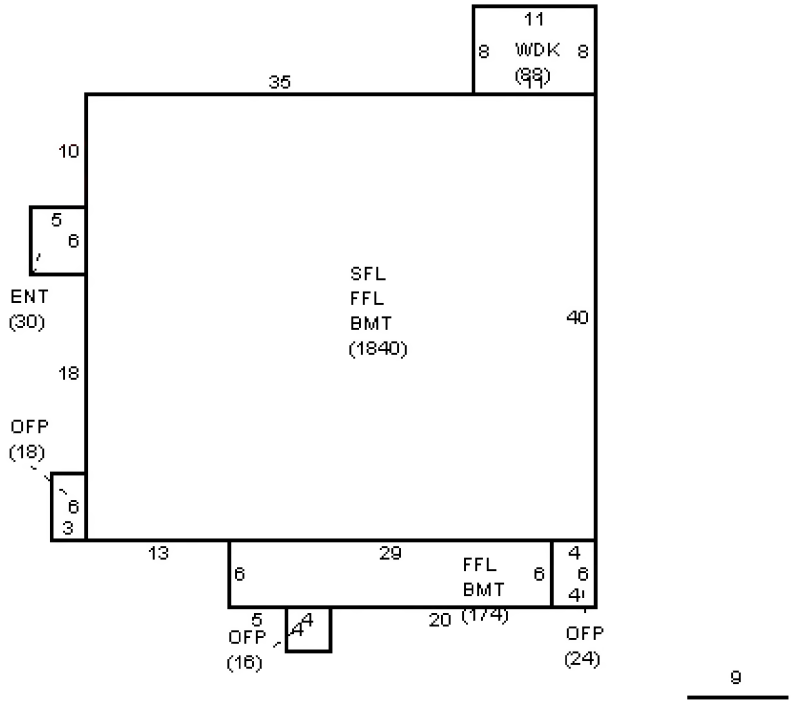
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,014	37.380	75,287
FFL	First Floor	2,014	124.610	250,957
SFL	Second Floor	1,840	124.610	229,276
WDK	Deck	88	15.050	1,325
OFP	Open Porch	58	41.400	2,401
ENT	ENTRY	30	24.840	745

Net Sketched Area:	6,044			Total:	559,991
Size Ad	3854	Gross Area	6044	FinArea	3854

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	220.55
Special Features:	0	Val/Su Net:	112.18
Final Total:	678000	Val/Su SzAd	175.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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